



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2336

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	132,210	Land	132,210
Building	308,500	Building	308,500
Total	\$ 440,710	Total	\$ 440,710

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

The appeal is based on the issues of equalization and valuation. However, no argument was presented on the issue of equalization. The appeal is based solely on the results of Petitioner's Income Approach submission. It was also revealed that the subject property was sold for \$168,400,000 in September 2012; but no details of the sale were provided. Since the sale occurred well after the effective date of valuation (January 1, 2012), the Commission gives no consideration or weight to the transaction.

The Assessor's initial valuation which established the TY 2013 proposed assessment was based on last year's Income & Expense submission at the first level hearing. Once the Assessor was able to obtain and review the TY 2013 Income & Expense form, the assessor revised his analysis and made adjustments to the assessments. The Assessor's analysis appears reasonable and was accepted by the Commission. The proposed assessment is therefore sustained for TY 2013.

### COMMISSIONER SIGNATURES

Gregory Syphax

Cliftine Jones

Andrew Dorchester

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2338

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	92,890	Land	92,890
Building	216,730	Building	216,730
Total	\$ 309,620	Total	\$ 309,620

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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### Legal Description of Property

Square: 0529

Lot: 2339

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	171,360	Land	171,360
Building	399,840	Building	399,840
Total	\$ 571,200	Total	\$ 571,200

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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### Legal Description of Property

Square: 0529

Lot: 2340

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	138,980	Land	138,980
Building	324,270	Building	324,270
Total	\$ 463,250	Total	\$ 463,250

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2341

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	134,530	Land	134,530
Building	313,890	Building	313,890
Total	\$ 448,420	Total	\$ 448,420

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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### Legal Description of Property

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Lot: 2342

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	108,010	Land	108,010
Building	252,030	Building	252,030
Total	\$ 360,040	Total	\$ 360,040

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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### Legal Description of Property

Square: 0529

Lot: 2343

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	123,140	Land	123,140
Building	287,320	Building	287,320
Total	\$ 410,460	Total	\$ 410,460

### Rationale:

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### Legal Description of Property

Square: 0529

Lot: 2344

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	113,000	Land	113,000
Building	263,650	Building	263,650
Total	\$ 376,650	Total	\$ 376,650

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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### Legal Description of Property

Square: 0529

Lot: 2345

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	139,860	Land	139,860
Building	326,350	Building	326,350
Total	\$ 466,210	Total	\$ 466,210

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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### Legal Description of Property

Square: 0529

Lot: 2346

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	141,640	Land	141,640
Building	330,500	Building	330,500
Total	\$ 472,140	Total	\$ 472,140

### Rationale:

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### Legal Description of Property

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Lot: 2347

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	168,510	Land	168,510
Building	393,200	Building	393,200
Total	\$ 561,710	Total	\$ 561,710

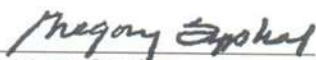
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### Legal Description of Property

Square: 0529

Lot: 2348

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	121,360	Land	121,360
Building	283,170	Building	283,170
Total	\$ 404,530	Total	\$ 404,530

### Rationale:

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Square: 0529

Lot: 2349

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	170,120	Land	170,120
Building	396,930	Building	396,930
Total	\$ 567,050	Total	\$ 567,050

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

The appeal is based on the issues of equalization and valuation. However, no argument was presented on the issue of equalization. The appeal is based solely on the results of Petitioner's Income Approach submission. It was also revealed that the subject property was sold for \$168,400,000 in September 2012; but no details of the sale were provided. Since the sale occurred well after the effective date of valuation (January 1, 2012), the Commission gives no consideration or weight to the transaction.

The Assessor's initial valuation which established the TY 2013 proposed assessment was based on last year's Income & Expense submission at the first level hearing. Once the Assessor was able to obtain and review the TY 2013 Income & Expense form, the assessor revised his analysis and made adjustments to the assessments. The Assessor's analysis appears reasonable and was accepted by the Commission. The proposed assessment is therefore sustained for TY 2013.

### COMMISSIONER SIGNATURES

Gregory Syphax

Cliftine Jones

Andrew Dorchester

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2350

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	196,100	Land	196,100
Building	457,550	Building	457,550
Total	\$ 653,650	Total	\$ 653,650

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2351

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	134,880	Land	134,880
Building	314,720	Building	314,720
Total	\$ 449,600	Total	\$ 449,600

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2352

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	137,910	Land	137,910
Building	321,780	Building	321,780
Total	\$ 459,690	Total	\$ 459,690

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2353

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	190,040	Land	190,040
Building	443,440	Building	443,440
Total	\$ 633,480	Total	\$ 633,480

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2354

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	138,980	Land	138,980
Building	324,270	Building	324,270
Total	\$ 463,250	Total	\$ 463,250

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2355

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	134,530	Land	134,530
Building	313,890	Building	313,890
Total	\$ 448,420	Total	\$ 448,420

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2356

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	108,010	Land	108,010
Building	252,030	Building	252,030
Total	\$ 360,040	Total	\$ 360,040

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2357

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	123,140	Land	123,140
Building	287,320	Building	287,320
Total	\$ 410,460	Total	\$ 410,460

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2358

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	113,000	Land	113,000
Building	263,650	Building	263,650
Total	\$ 376,650	Total	\$ 376,650

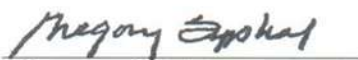
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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2359

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	139,860	Land	139,860
Building	326,350	Building	326,350
Total	\$ 466,210	Total	\$ 466,210

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2360

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	141,640	Land	141,640
Building	330,500	Building	330,500
Total	\$ 472,140	Total	\$ 472,140

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2361

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	168,510	Land	168,510
Building	393,200	Building	393,200
Total	\$ 561,710	Total	\$ 561,710

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2362

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	121,360	Land	121,360
Building	283,170	Building	283,170
Total	\$ 404,530	Total	\$ 404,530

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

The appeal is based on the issues of equalization and valuation. However, no argument was presented on the issue of equalization. The appeal is based solely on the results of Petitioner's Income Approach submission. It was also revealed that the subject property was sold for \$168,400,000 in September 2012; but no details of the sale were provided. Since the sale occurred well after the effective date of valuation (January 1, 2012), the Commission gives no consideration or weight to the transaction.

The Assessor's initial valuation which established the TY 2013 proposed assessment was based on last year's Income & Expense submission at the first level hearing. Once the Assessor was able to obtain and review the TY 2013 Income & Expense form, the assessor revised his analysis and made adjustments to the assessments. The Assessor's analysis appears reasonable and was accepted by the Commission. The proposed assessment is therefore sustained for TY 2013.

### COMMISSIONER SIGNATURES

Gregory Syphax

Cliftine Jones

Andrew Dorchester

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2363

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	170,120	Land	170,120
Building	396,930	Building	396,930
Total	\$ 567,050	Total	\$ 567,050

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2364

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	196,100	Land	196,100
Building	457,550	Building	457,550
Total	\$ 653,650	Total	\$ 653,650

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2365

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	134,880	Land	134,880
Building	314,720	Building	314,720
Total	\$ 449,600	Total	\$ 449,600

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2366

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	137,910	Land	137,910
Building	321,780	Building	321,780
Total	\$ 459,690	Total	\$ 459,690

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2367

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	190,040	Land	190,040
Building	443,440	Building	443,440
Total	\$ 633,480	Total	\$ 633,480

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2368

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	124,030	Land	124,030
Building	289,390	Building	289,390
Total	\$ 413,420	Total	\$ 413,420

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2369

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	109,260	Land	109,260
Building	254,930	Building	254,930
Total	\$ 364,190	Total	\$ 364,190

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2370

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	115,310	Land	115,310
Building	269,050	Building	269,050
Total	\$ 384,360	Total	\$ 384,360

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2371

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	106,940	Land	106,940
Building	249,540	Building	249,540
Total	\$ 356,480	Total	\$ 356,480

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2372

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	138,980	Land	138,980
Building	324,270	Building	324,270
Total	\$ 463,250	Total	\$ 463,250

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2373

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	149,300	Land	149,300
Building	348,350	Building	348,350
Total	\$ 497,650	Total	\$ 497,650

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

### Legal Description of Property

Square: 0529

Lot: 2374

Property Address: 300 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	149,300	Land	149,300
Building	348,350	Building	348,350
Total	\$ 497,650	Total	\$ 497,650

### Rationale:

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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BELOW

Date: January 31, 2013

### Legal Description of Property

Square: 0672 Lot: 0839

Property Address: 16 M Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	3,052,500	Land	3,052,500
Building	1,000	Building	1,000
Total	\$ 3,053,500	Total	\$ 3,053,500

**Rationale:** The subject property is one of three lots that form a 34,392 sq. ft. development site at the corner of Patterson & M Streets in the market area commonly referred to as "NoMa". The NoMa area is the most rapidly developing area in the District of Columbia where developers have reportedly invested over three billion dollars in new development since 2010 consisting of a mix of office building, residential housing, hotel, and retail construction. As of the effective date of value (January 1, 2012 for Tax Year 2013), the property was utilized for parking. The subject lot consists of 7,500 sq. ft. of land which is zoned C-3-C with a FAR of 6.5 as a matter of right. The proposed assessment is based on a value of \$62.64 per point of FAR (after adjustments) which was determined by the Assessor for the Office of Tax & Revenue (OTR) via Market Sales Comparison Approach analyzing sales from within the subject's immediate market area.

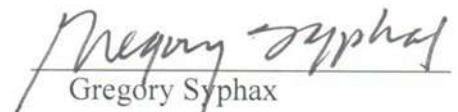
The Petitioner's claim that the proposed assessment overstates the market value of the property is based on a presentation of land sales that are located well outside the NoMa market area. The Petitioner does not attempt to analyze the sales or make adjustments for the obvious differences in location. The Petitioner also argues that the recent sale of the property in December, 2011 for at a price of \$11,873,500 (\$53.11/FAR) is the best indication of value. The Commission reviewed the case and finds that one of the three lots (Lot 852) had been "tagged" as an unqualified sale since it involved a purchase option exercised by the tenant who negotiated terms of the sale many years ago. The Commission therefore finds the Petitioner's claims to be unsupported by any convincing evidence.

The Petitioner fails to establish by a preponderance of the evidence that the Office of Tax & Revenue's proposed assessment is erroneous. The Commission hereby sustains the assessment for Tax Year 2013.

### COMMISSIONER SIGNATURES

  
Cliftine Jones

  
Andrew Dorchester

  
Gregory Syphax

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 31, 2013

### Legal Description of Property

Square: 0672 Lot: 0251

Property Address: M Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	3,159,000	Land	3,159,000
Building	1,000	Building	1,000
Total	\$ 3,160,000	Total	\$ 3,160,000

**Rationale:** The subject property is one of three lots that form a 34,392 sq. ft. development site at the corner of Patterson & M Streets in the market area commonly referred to as "NoMa". The NoMa area is the most rapidly developing area in the District of Columbia where developers have reportedly invested over three billion dollars in new development since 2010 consisting of a mix of office building, residential housing, hotel, and retail construction. As of the effective date of value (January 1, 2012 for Tax Year 2013), the property was utilized for parking. The subject lot consists of 7,500 sq. ft. of land which is zoned C-3-C with a FAR of 6.5 as a matter of right. The proposed assessment is based on a value of \$64.82 per point of FAR (after adjustments) which was determined by the Assessor for the Office of Tax & Revenue (OTR) via Market Sales Comparison Approach analyzing sales from within the subject's immediate market area.

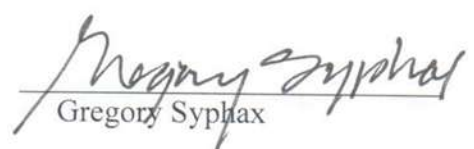
The Petitioner's claim that the proposed assessment overstates the market value of the property is based on a presentation of land sales that are located well outside the NoMa market area. The Petitioner does not attempt to analyze the sales or make adjustments for the obvious differences in location. The Petitioner also argues that the recent sale of the property in December, 2011 for at a price of \$11,873,500 (\$53.11/FAR) is the best indication of value. The Commission reviewed the case and finds that one of the three lots (Lot 852) had been "tagged" as an unqualified sale since it involved a purchase option exercised by the tenant who negotiated terms of the sale many years ago. The Commission therefore finds the Petitioner's claims to be unsupported by any convincing evidence.

The Petitioner fails to establish by a preponderance of the evidence that the Office of Tax & Revenue's proposed assessment is erroneous. The Commission hereby sustains the assessment for Tax Year 2013.

### COMMISSIONER SIGNATURES

  
Cliftine Jones

  
Andrew Dorchester

  
Gregory Syphax

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 31, 2013

### Legal Description of Property

Square: 0672 Lot: 0852

Property Address: 33 Patterson Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	11,385,420	Land	7,895,269
Building	1,000	Building	1,000
Total	\$ 11,386,420	Total	\$ 7,896,269

**Rationale:** The subject property is one of three lots that form a 34,392 sq. ft. development site at the corner of Patterson & M Streets in the market area commonly referred to as "NoMa". The NoMa area is the most rapidly developing area in the District of Columbia where developers have reportedly invested over three billion dollars in new development since 2010 consisting of a mix of office building, residential housing, hotel, and retail construction. As of the effective date of value (January 1, 2012 for TY 2013), the property was utilized for parking. The subject lot consists of 19,392 sq. ft. of land which is zoned C-3-C with a FAR of 6.5 as a matter of right. However, the proposed assessment is based on a value of \$62.64.00 per point of FAR (after adjustments) applied to an assumed or potential FAR allowance of 9.373. The calculation was determined by the Assessor for the Office of Tax & Revenue (OTR) via Market Sales Comparison Approach analyzing sales from within the subject's immediate market area. The Petitioner argues that it is unfair for the assessor to use the potential FAR before the Petitioner is able to achieve the increase in FAR. The Petitioner also points out that the increase in FAR could only happen by the purchase of Transfer Development Rights ("TDRs") and that such cost should be considered. The Commission agrees with the Petitioner on this point.

The Petitioner also claims that the proposed assessment overstates the market value of the property based on its presentation of land sales that are located well outside the NoMa market area. The Petitioner does not attempt to analyze the sales or make adjustments for the obvious differences in location. The Petitioner further argues that the recent sale of the property in December, 2011 for at a price of \$11,873,500 (\$53.11/FAR) is the best indication of value. The Commission reviewed the case and finds that the subject lot had been "tagged" as an unqualified sale by the OTR since it involved a purchase option exercised by the tenant who negotiated terms of the sale many years ago. Therefore, the Commission does not accept the Petitioner's sales data as evidence.

The Commission makes the revision in the OTR's calculation for price per point of FAR by reducing the applicable FAR to 6.5. The Commission therefore makes the appropriate reduction in the proposed assessment for Tax Year 2013.

### COMMISSIONER SIGNATURES

Cliftine Jones

Andrew Dorchester

Gregory Syphax

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you  
Are hereby notified of your assessment for the current year **2013** as finalized by the  
Real Property Tax Appeals Commission for the property described. If YOU  
WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION  
BELOW

Date: January 31, 2013

### Legal Description of Property

Square: 0674 Lot: 0434

Property Address: 26 K Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	6,343,900	Land	6,343,900
Building	1,000	Building	1,000
Total	\$ 6,344,900	Total	\$ 6,344,900

### Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). This case is a non-appearance. The bases of the appeal are equalization and valuation. The subject is a 15,587 square foot development site located North of Massachusetts Avenue (NOMA), zoned C3C with an FAR of 6.5. The site is presently being operated as a self-storage facility with approximately 13,700 square feet of space. The Petitioner argues that the income approach to value is the best indication of market value. The Petitioner provides an appraisal dated April 27, 2011 to support its value. The appraisal states that the "Highest and Best Use" of the property, is its present use as a storage facility.

The Commission rejects this argument. There have been seven (7) land sales in the NOMA area in 2011. Five of the sales and the subject are located west of Union Station and the average dollar amount of the five sales is \$62.40/FAR. The range of the five sales is from \$49.72/FAR to 73.50/FAR. The Commission has reviewed and utilized a substantial number of recent land sales within the NOMA area and determines that the "Highest and Best Use" of the subject property is as a development site and that the present use is only an interim use, where the improvements have a nominal value. The Commission finds that the assessment at 62.62/FAR is in equalization with the other development sites in the area; therefore, the proposed 2013 Tax Year assessment is sustained.

### COMMISSIONER SIGNATURES

  
Frank Sanders  
Gregory Syphax  
Hillary Lovick, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 31, 2013

### Legal Description of Property

Square: 0674 Lot: 0436

Property Address: 20 K Street NE


ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	8,936,600	Land	8,936,600
Building	1,000	Building	1,000
Total	\$ 8,937,600	Total	\$ 8,937,600

### Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). This case is a non-appearance. The bases of the appeal are equalization and valuation. The subject is a 21,217 square foot development site located North of Massachusetts Avenue (NOMA), zoned C3C with an FAR of 6.5. The site is presently being operated as a lot for a U-Haul which operates from another lot as one economic unit. The Petitioner argues that the income approach to value is the best indication of market value. The Petitioner provides an appraisal dated April 27, 2011 to support its value. The appraisal states that the "Highest and Best Use" of the property, is its present use as a parking lot for U-Haul.

The Commission rejects this argument. There have been seven (7) land sales in the NOMA area in 2011. Five of the sales and the subject are located west of Union Station and the average dollar amount of the five sales is \$62.40/FAR. The range of the five sales is from \$49.72/FAR to 73.50/FAR. The Commission has reviewed and utilized a substantial number of recent land sales within the NOMA area and determines that the "Highest and Best Use" of the subject property is as a development site and that the present use is only an interim use, where the improvements have a nominal value. The Commission finds that the assessment at 64.80/FAR is in equalization with the other development sites in the area; therefore, the proposed 2013 Tax Year assessment is sustained.

### COMMISSIONER SIGNATURES

  
Frank Sanders  
Gregory Syphax  
FURTHER APPEAL PROCEDURES  
Hillary Lovick, Esq.

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 20, 2012

### Legal Description of Property

Square: 1003 Lot: 0022

Property Address: 1242 H Street NE

#### ORIGINAL ASSESSMENT

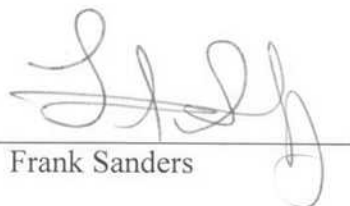
#### FINAL ASSESSMENT

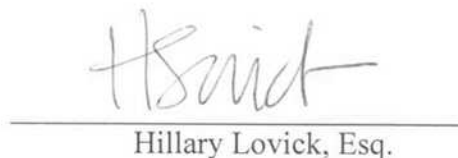
Land	157,500	Land	157,500
Building	508,180	Building	508,180
Total	\$ 665,680	Total	\$ 665,680

### Rational:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are condition, disputed property record, equalization and valuation. The Petitioner presented no evidence for the claim of condition, disputed property record or valuation. The evidence presented by the Petitioner to support their equalization claim consisted of property detail sheets for a few properties located on the H Street corridor. The Petitioner failed to submit sufficient information to demonstrate by a preponderance of the evidence that the assessment by the Office of Tax and Revenue (OTR) was incorrect. The Commission sustains the Tax Year 2013 proposed assessment.

### COMMISSIONER SIGNATURES

  
Frank Sanders

  
Hillary Lovick, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2012** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 20, 2012

### Legal Description of Property

Square: 1003 Lot: 0811

### TAX YEAR 2012 SUPPLEMENTAL

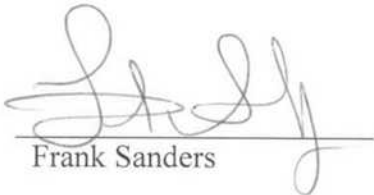
Property Address: 1200 H Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	129,130	Land	129,130
Building	357,740	Building	357,740
Total	\$ 486,870	Total	\$ 486,870

### Rational:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are condition, disputed property record, equalization and valuation. The Petitioner presented no evidence for the claim of condition, disputed property record or valuation. The evidence presented by the Petitioner to support their equalization claim consisted of property detail sheets for a few properties located on the H Street corridor. The Petitioner failed to submit sufficient information to demonstrate by a preponderance of the evidence that the assessment by the Office of Tax and Revenue (OTR) was incorrect. The Commission sustains the Tax Year 2013 proposed assessment.

### COMMISSIONER SIGNATURES

  
Frank Sanders

  
Hillary Lovick, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 20, 2012

### Legal Description of Property

Square: 1003 Lot: 0811

Property Address: 1200 H Street NE

#### ORIGINAL ASSESSMENT

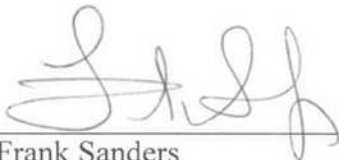
#### FINAL ASSESSMENT

Land	129,130	Land	129,130
Building	357,740	Building	357,740
Total	\$ 486,870	Total	\$ 486,870

### Rational:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are condition, disputed property record, equalization and valuation. The Petitioner presented no evidence for the claim of condition, disputed property record or valuation. The evidence presented by the Petitioner to support their equalization claim consisted of property detail sheets for a few properties located on the H Street corridor. The Petitioner failed to submit sufficient information to demonstrate by a preponderance of the evidence that the assessment by the Office of Tax and Revenue (OTR) was incorrect. The Commission sustains the Tax Year 2013 proposed assessment.

### COMMISSIONER SIGNATURES



Frank Sanders



Hillary Lovick, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 20, 2012

### Legal Description of Property

Square: 1026 Lot: 0086

Property Address: 1326 H Street NE

### ORIGINAL ASSESSMENT

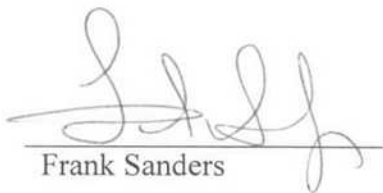
### FINAL ASSESSMENT

Land	182,250	Land	182,250
Building	192,080	Building	192,080
Total	\$ 374,330	Total	\$ 374,330

### Rational:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are condition, disputed property record, equalization and valuation. The Petitioner presented no evidence for the claim of condition, disputed property record or valuation. The evidence presented by the Petitioner to support their equalization claim consisted of property detail sheets for a few properties located on the H Street corridor. The Petitioner failed to submit sufficient information to demonstrate by a preponderance of the evidence that the assessment by the Office of Tax and Revenue (OTR) was incorrect. The Commission sustains the Tax Year 2013 proposed assessment.

### COMMISSIONER SIGNATURES

  
Frank Sanders

  
Hillary Lovick, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 27, 2012

### Legal Description of Property

Square: 1026 Lot: 0088

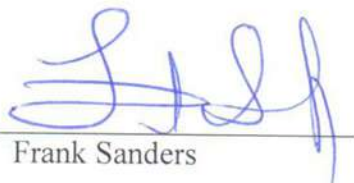
Property Address: 1322 H Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	182,250	Land	182,250
Building	312,540	Building	312,540
Total	\$ 494,790	Total	\$ 494,790


### Rational:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are condition, disputed property record, equalization and valuation. The Petitioner presented no evidence for the claim of condition, disputed property record or valuation. The evidence presented by the Petitioner to support their equalization claim consisted of property detail sheets for a few properties located on the H Street corridor. The Petitioner failed to submit sufficient information to demonstrate by a preponderance of the evidence that the assessment by the Office of Tax and Revenue (OTR) was incorrect. The Commission sustains the Tax Year 2013 proposed assessment.

### COMMISSIONER SIGNATURES



Frank Sanders



Hillary Lovick, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 20, 2012

### Legal Description of Property

Square: 1026 Lot: 0832

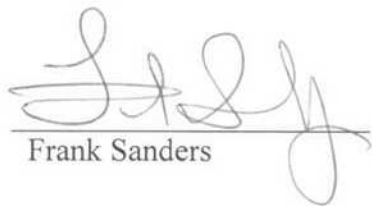
Property Address: 1328 H Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	364,500	Land	364,500
Building	389,430	Building	389,430
Total	\$ 753,930	Total	\$ 753,930

### Rational:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are condition, disputed property record, equalization and valuation. The Petitioner presented no evidence for the claim of condition, disputed property record or valuation. The evidence presented by the Petitioner to support their equalization claim consisted of property detail sheets for a few properties located on the H Street corridor. The Petitioner failed to submit sufficient information to demonstrate by a preponderance of the evidence that the assessment by the Office of Tax and Revenue (OTR) was incorrect. The Commission sustains the Tax Year 2013 proposed assessment.

### COMMISSIONER SIGNATURES

  
Frank Sanders

  
Hillary Lovick, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 28, 2012

### Legal Description of Property

Square: 2986 Lot: 0861

Property Address: 5913 Georgia Avenue NW

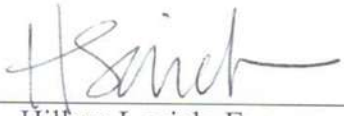
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	472,770	Land	472,770
Building	683,830	Building	683,830
Total	\$ 1,156,600	Total	\$ 1,156,600

### Rational:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are property condition, disputed property record, equalization and valuation. The Petitioner failed to submit evidence to substantiate his claims regarding property condition, disputed property record, or valuation. The Petitioner's appeal documents reference two sales at 6929 Georgia Avenue,NW and 5416 Georgia Avenue,NW, which he provided no additional documentation to support. The evidence submitted to further support the Petitioner equalization claim is insufficient to establish by a preponderance of the evidence that the Office of Tax and Revenue's proposed assessment is incorrect. Therefore, the Commission sustains the proposed assessment.

### COMMISSIONER SIGNATURES

  
Frank Sanders

  
Hillary Lovick, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 2, 2013

### Legal Description of Property

Square: 2986 Lot: 0862

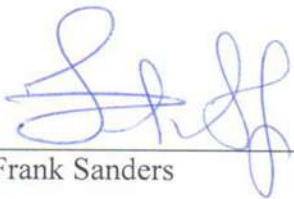
Property Address: 5915 Georgia Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	434,520	Land	434,520
Building	70,270	Building	70,270
Total	\$ 504,790	Total	\$ 504,790

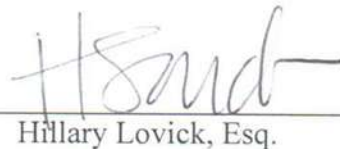
### Rational:

The subject property is a shell, zoned C-3-A. The Petitioner argues that the subject property's value estimate should be derived based on the assumption that a prospective buyer would purchase the property and then renovate the interior building as opposed to tearing the building down and erecting a new structure. The Office of Tax and Revenue's (OTR) proposed assessment apportions the bulk of the value in the land based on the assumption that a prospective investor would view the subject as a development site. OTR provided sales and land equalization comparables to support their value estimate. The land equalization evidence provided by the Petitioner to support his value estimate consisted of a few property detail sheets for properties located in the Brightwood area and failed to demonstrate by a preponderance of the evidence that OTR's proposed assessment is incorrect. Accordingly, the Commission sustains the proposed Tax Year 2013 assessment.

### COMMISSIONER SIGNATURES



Frank Sanders



Hillary Lovick, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 16, 2013

### Legal Description of Property

Square: 3317 Lot: 0115

Property Address: 209 Upshur Street NW

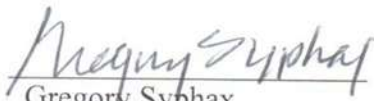
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	360,960	Land	360,960
Building	3,692,960	Building	2,564,040
Total	\$ 4,053,920	Total	\$ 2,925,000

### Rationale:

The subject property is a school building located in the Petworth area near the US Soldier's and Airmen's home. According to the Petitioner's professional appraisal submission (dated 2010), the building contains approximately 14,907 sq. ft. of gross building area (GBA) and is situated on an interior lot containing 7,675 sq. ft. of land area (split zoned C-1/R-5-A). The building was built in 2006 - 2007. The Petitioner's appeal was submitted on the basis of equalization and valuation, however, no argument was presented on the issue of equalization.

The Commission reviewed the Petitioner's appraisal submission and the analysis performed by the Assessor from the Office of Tax and Revenue. The Commission finds the appraisal to be more credible than the Assessor's very limited analysis. The Commission has therefore reduced the assessment to the appraisal's estimate of value derived by the cost approach.

### COMMISSIONER SIGNATURES

  
Gregory Syphax

  
Cliftine Jones

  
Andrew Dorchester

### FURTHER APPEAL PROCEDURES

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## Real Property Tax Appeals Commission

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BELOW

Date: January 29, 2013

### Legal Description of Property

Square: 3876 Lot: 0051

Property Address: 3000 12<sup>th</sup> Street, NE

#### ORIGINAL ASSESSMENT

#### FINAL ASSESSMENT

Land	267,000	Land	267,000
Building	305,320	Building	305,320
Total	\$ 572,320	Total	\$ 572,320

### Rationale

A hearing for this appeal was scheduled for November 28, 2012, but the Petitioner failed to appear. Nevertheless, the Real Property Tax Appeals Commission (RPTAC) will treat this appeal as a *non-appearance* case and subsequently reviewed the submissions by the Office of Tax & Revenue (OTR) and the Petitioner. The bases for the appeal are property condition and valuation. The Petitioner cites a September 30, 2011 sale of the subject for \$187,000 and provides a HUD settlement statement as documentation. Although the property sold in an auction, the Petitioner argues that because the auction was public and "available to any buyer," that the transaction is indicative of the subject's market value. The Petitioner argues that the reason the subject sold at the "low" value that it did is due to the poor condition of the subject, though provides no documentation regarding the condition.

OTR does not consider the subject's sale to be an arms-length sale and thus believes that it is not indicative of market value. OTR provides a deed for the transaction, which raises questions as to the validity of the sale, for purposes of considering the transaction an arms-length, market transaction. OTR analyzes three 2011 sales of comparable nearby properties, which appropriately support the proposed assessed value.

Based on the submission by the Petitioner it is not possible to confirm that September 2011 sale is appropriate evidence of market value. The Petitioner did not meet its burden of proof in its condition claim, given the absence of any documentation in its submission concerning the condition of the property.

OTR's sales comparison analysis appears reasonable and supported and is unrefuted by information contained in the Petitioner's submission. The Petitioner failed to show by a preponderance of the evidence that OTR's analysis is erroneous. Therefore, the RPTAC sustains the proposed assessment for tax year 2013.

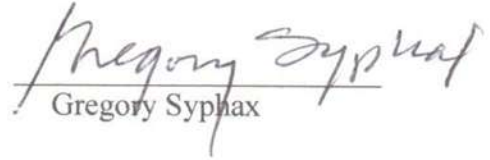
**COMMISSION SIGNATURES**



Andrew Dorchester



Clifton Jones



Gregory Syphax

**FURTHER APPEAL PROCEDURES**

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## Real Property Tax Appeals Commission

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Date: December 20, 2012

### Legal Description of Property

Square: 5002 Lot: 0086

Property Address: 3315 Clay Place NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	94,570	Land	94,570
Building	31,370	Building	31,370
Total	\$ 125,940	Total	\$ 125,940


### Rationale:

The Commission has investigated the allegation by the Office of Tax and Revenue that the Petitioner did not submit the appeal application within the required timeframe pursuant to statute. The Commission finds that the application was not submitted timely and therefore does not have jurisdiction in this matter and cannot render a decision.

### COMMISSIONER SIGNATURES

  
Gregory Syphax

  
Andrew Dorchester

  
Frank Sanders

### FURTHER APPEAL PROCEDURES

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## Real Property Tax Appeals Commission

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Date: December 28, 2012

### Legal Description of Property

Square: 5434 Lot: 0805

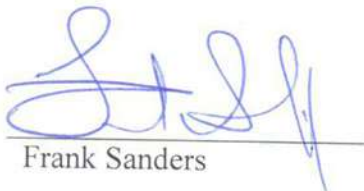
Property Address: 301 Anacostia Road SE

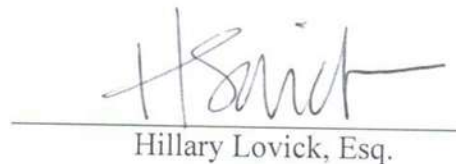
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	362,430	Land	362,430
Building	241,970	Building	241,970
Total	\$ 604,400	Total	\$ 604,400

### Rational:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are condition, disputed property record, equalization and valuation. The Petitioner presented no evidence for the claim of condition, disputed property record or valuation. The evidence presented by the Petitioner to support their equalization claim consisted of property detail sheets for a few properties located in the Fort DuPont Park neighborhood. The Petitioner presented no income analysis to support the Income and Expense report presented with the rent roll for the property. The Petitioner failed to submit sufficient information to demonstrate by a preponderance of the evidence that the assessment by the Office of Tax and Revenue (OTR) was incorrect. The Commission sustains the Tax Year 2013 proposed assessment.

### COMMISSIONER SIGNATURES

  
Frank Sanders

  
Hillary Lovick, Esq.

### FURTHER APPEAL PROCEDURES

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Date: December 28, 2012

### Legal Description of Property

Square: 5434 Lot: 0806

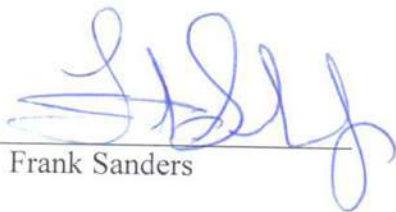

Property Address: 303 Anacostia Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	343,170	Land	343,170
Building	260,930	Building	260,930
Total	\$ 604,100	Total	\$ 604,100

### Rational:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are condition, disputed property record, equalization and valuation. The Petitioner presented no evidence for the claim of condition, disputed property record or valuation. The evidence presented by the Petitioner to support their equalization claim consisted of property detail sheets for a few properties located in the Fort DuPont Park neighborhood. The Petitioner presented no income analysis to support the Income and Expense report presented with the rent roll for the property. The Petitioner failed to submit sufficient information to demonstrate by a preponderance of the evidence that the assessment by the Office of Tax and Revenue (OTR) was incorrect. The Commission sustains the Tax Year 2013 proposed assessment.

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Frank Sanders  
Hillary Lovick, Esq.

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Date: December 28, 2012

### Legal Description of Property

Square: 5434 Lot: 0808

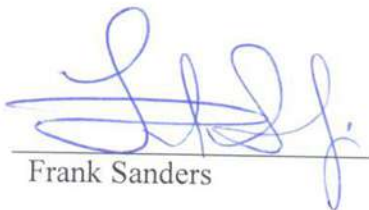
Property Address: 307 Anacostia Road SE

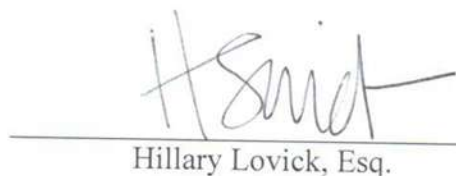
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	335,310	Land	335,310
Building	269,090	Building	269,090
Total	\$ 604,400	Total	\$ 604,400

### Rational:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are condition, disputed property record, equalization and valuation. The Petitioner presented no evidence for the claim of condition, disputed property record or valuation. The evidence presented by the Petitioner to support their equalization claim consisted of property detail sheets for a few properties located in the Fort DuPont Park neighborhood. The Petitioner presented no income analysis to support the Income and Expense report presented with the rent roll for the property. The Petitioner failed to submit sufficient information to demonstrate by a preponderance of the evidence that the assessment by the Office of Tax and Revenue (OTR) was incorrect. The Commission sustains the Tax Year 2013 proposed assessment.

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